



£685,000

Fairoak Drive, Eltham, SE9 2QQ

Chattertons

EST 1893

Semi detached house

Located in one of the if not the best road Eltham and also in the best part of the road featuring a lovely green outlook to the rear and front and very close by to Falconwood mainline station. This is a semi detached house in need of complete updating and renovation but with great bones and exceptional potential for extension, which of course would be subject to planning the precedent has been well and truly set in the road. Lovely size garden to the rear and detached garage to the side with private driveway. Pick up your tools and get ready for this lovely project offered to the market chain free. If location is important to you this is the one.



Semi detached house

First class location

Possibly the best road in Eltham

Green outlook to the front and rear

Double glazed entrance porch

Entrance Hall

Double glazed window to side, radiator

Lounge 15' 3" x 11' 8" (4.64m x 3.55m)

Double glazed window to the front, radiator, carpet

Dining Room 11' 8" x 11' 5" (3.55m x 3.48m)

Double glazed doors to the garden, radiator, carpet

Kitchen 12' 8" x 8' 11" (3.86m x 2.72m)

Double glazed window, fitted wall and base units with work surface, sink unit, wall mounted vaillant combi boiler, cooker point, plumbing for washing machine, quarry tiled floor, door to the garden

Stairs to the first floor

Frosted double glazed window, access to the loft, radiator

In need of renovation

Great potential or extension (stpp)

Detached garage with private driveway

Chain free

Bedroom 1 15' 4" x 11' 8" (4.67m x 3.55m)

Double glazed window with beautiful green outlook, radiator, built in wardrobes, carpet

Bedroom 2 11' 8" x 11' 4" (3.55m x 3.45m)

Double glazed window, radiator, carpet

Bedroom 3 9' 11" x 8' 10" (3.02m x 2.69m)

Double glazed window with lovely green outlook, radiator, carpet

Bathroom

Frosted double glazed window, panelled bath with mixer taps and shower attachment, pedestal wash hand basin, airing cupboard with radiator

Separate WC

Frosted double glazed window, wc, radiator

Rear Garden 90' 0" x 35' 0" (27.41m x 10.66m)

Side access, large garden laid to lawn with flower borders

Detached Garage 17' 0" x 8' 0" (5.18m x 2.44m)

With private driveway





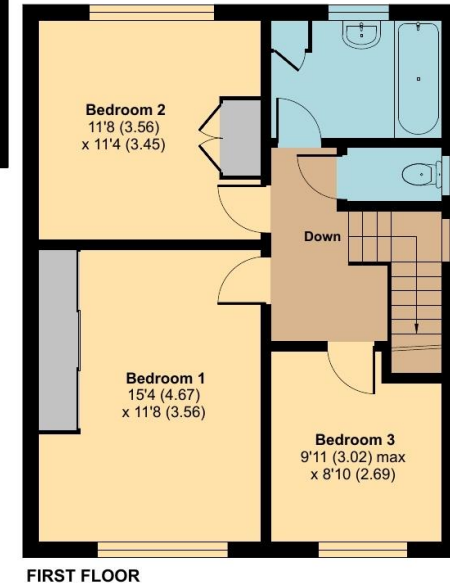
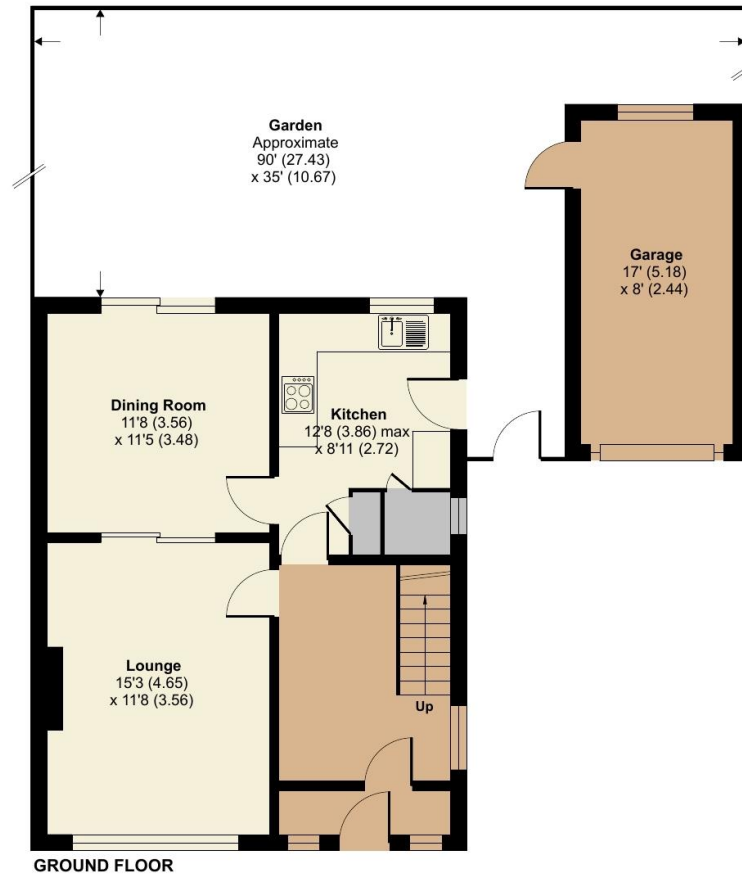
Fairoak Drive, London, SE9

Approximate Area = 1158 sq ft / 107.5 sq m

Garage = 136 sq ft / 12.6 sq m

Total = 1294 sq ft / 120.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2024. Produced for Chattertons Estate Agents Ltd. REF: 1140018

All dimensions are approximate and are quoted for guidance only, their accuracy cannot be confirmed. Reference to appliances and/or services does not imply they are necessarily in working order or fit for the purpose. Buyers are advised to obtain verification from their solicitors as to the freehold/leasehold status of the property, the position regarding any fixtures and fittings and where the property has been extended / converted as to Planning approval and Building Regulation compliance. These particulars do not constitute or form part of an offer or contract, nor may they be regarded as representations. All interested parties must themselves verify their accuracy. Where a room layout is included this is for general guidance only, it is not to scale and its accuracy cannot be confirmed. Ref Code:

020 8859 4000

405 Footscray Road
New Eltham SE9 3UL

sales.neweltham@chattertons.org.uk

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